

# IDEN GREEN

KENT



## Mill Street Iden Green Kent TN17 4HH

This attractive detached family home occupies an elevated position in the popular hamlet of Iden Green on the outskirts of Benenden.

Presented in immaculate order throughout, the light and airy accommodation consists of a double aspect sitting room with doors to the terrace, a family room with bay window, a kitchen/breakfast/dining/sitting room with bay window, a utility room and a cloakroom on the ground floor.

On the first floor there is a master bedroom with ensuite shower room and built-in wardrobes, three further bedrooms and a family bath and shower room.

Outside the drive opens onto a gravel area in front of the house providing ample off road parking. The drive also leads to the garage. To the rear the gardens are enclosed and laid predominantly to lawn interspersed with mature trees and flower and shrub beds. The terrace is ideal for outside entertaining.

- Delightful Detached Family Home
- Sitting Room and Family Room
- Kitchen/Dining/Sitting Room
- Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Three Further Bedrooms
- Enclosed Garden with Terrace
- Garage and Off Road Parking
- Cranbrook School Catchment Area





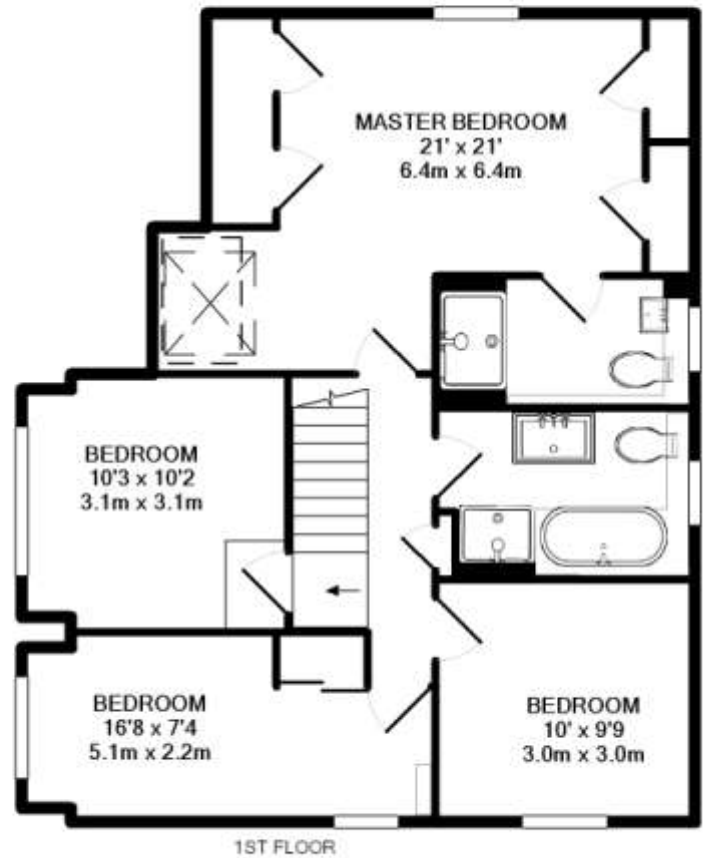
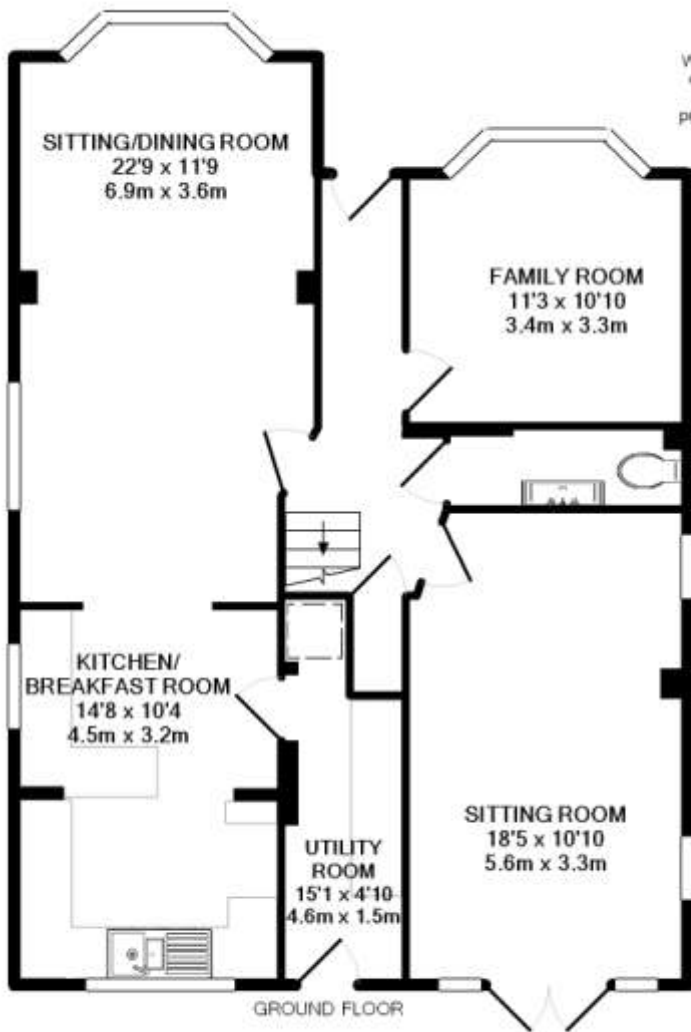




TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1562.9SQ.FT. (145.2SQ.M)  
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# Energy Performance Certificate



Heather Bank, Mill Street, Iden Green, CRANBROOK, TN17 4RH

Dwelling type: Detached bungalow Reference number: 8602-4852-6729-5457-8143  
 Date of assessment: 15 September 2014 Type of assessment: RuSAP, existing dwelling  
 Date of certificate: 15 September 2014 Total floor area: 152 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|   |         |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 4,677 |
| Over 3 years you could save:                    | £ 1,503 |

| Estimated energy costs of this home |                      |                      |                          |
|-------------------------------------|----------------------|----------------------|--------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings |
| Lighting                            | £ 303 over 3 years   | £ 228 over 3 years   |                          |
| Heating                             | £ 3,804 over 3 years | £ 2,613 over 3 years |                          |
| Hot Water                           | £ 510 over 3 years   | £ 333 over 3 years   |                          |
| <b>Totals</b>                       | <b>£ 4,677</b>       | <b>£ 3,174</b>       |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower heating costs

| Rating     | Current | Potential |
|------------|---------|-----------|
| A (91-100) |         | 82        |
| B (81-90)  |         |           |
| C (69-80)  | 81      |           |
| D (59-68)  |         |           |
| E (49-58)  |         |           |
| F (39-48)  |         |           |
| G (29-38)  |         |           |

Not energy efficient - higher heating costs

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

| Recommended measures                        | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Cavity wall insulation                    | £300 - £1,500   | £ 381                        | ✓                         |
| 2 Floor insulation                          | £800 - £1,200   | £ 345                        | ✓                         |
| 3 Low energy lighting for all fixed outlets | £25             | £ 57                         |                           |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.green-deal.gov.uk/leavingenergy](http://www.green-deal.gov.uk/leavingenergy) or call 0300 123 1334 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.



## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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